

Indexing info Lot 44, Edgewood Estates, PUD, First Addition, Sec. 20, T3S, R7W,  
DeSoto Co., MS.

Prepared by and return to:  
O'Brien Law Firm, LLC  
1630 Goodman Rd. E, Ste. 5  
Southaven, MS 38671  
(662) 349-3339

Tommy Harold Willis, Jr.,  
Grantor

TO

Joseph A. & Kristin N. Tarrence,  
Grantee

**WARRANTY DEED**

For and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, TOMMY HAROLD WILLIS, JR., hereby sells, conveys and warrants to JOSEPH A. TARRENCE AND KRISTIN N. TARRENCE, as joint tenants by the entirety with full rights of survivorship and not as tenants in common, the following described real property located and situated in DeSoto County, Mississippi, and more particularly described as follows, to-wit:

Lot 44, Edgewood Estates, Planned Unit Development, First Addition, situated in Section 20, Township 3 South, Range 7 West, DeSoto County, Mississippi, as shown by the plat appearing of record in Plat Book 61, Pages 32-33, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

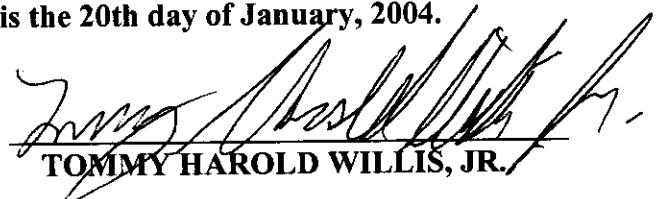
The warranty in this deed is subject to restrictive covenants and utility easements shown on plat of said subdivision, subdivision and zoning regulations in effect in DeSoto County, Mississippi, rights of ways and easements for public roads and public utilities and all applicable building restrictions and easements of record, Health Department regulations in effect in DeSoto County, Mississippi, and any prior reservation of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the aforescribed real property.

Possession will be given upon delivery of this Deed.  
Taxes for the year 2004 will be prorated between the Grantor and by the Grantee.

WITNESS THE SIGNATURE of the Grantor this the 20th day of January, 2004.

STATE MS.-DE SOTO CO.

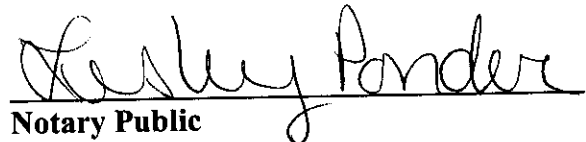
JAN 21 4 42 PM '04

  
TOMMY HAROLD WILLIS, JR.

463 PG 282  
CH. CLK.

STATE OF MISSISSIPPI )  
COUNTY OF DESOTO )

Personally appeared before me, the undersigned authority in and for the said County and State, on this 20th day of January, 2004, within my jurisdiction, the within named, TOMMY HAROLD WILLIS, JR., who acknowledged that he executed the above instrument for the purposes described therein.

  
Notary Public

My commission expires: 5-5-06

**Grantor's Address**

Tommy Harold Willis, Jr.  
4459 Aberton Drive  
Southaven, MS 38671  
Home: N/A  
Work: 901-359-4190

**Grantee's Address**

Joseph A. & Kristin N. Tarrence  
3660 Rhett Butler  
Hernando, MS 38632  
Cell: 662-420-0496  
Work: 662-393-1506

